



8 March 2011

TESTIMONY OF ANNE GATLING HAYNES, CEO, Economic Development Corporation of New Haven
BEFORE THE STATE OF CONNECTICUT LEGISLATURE COMMERCE COMMITTEE

Re: Raised Bill No. 6526: An Act Concerning Brownfield Remediation and Development as an Economic Driver

The Economic Development Corporation of New Haven expressly supports Raised Bill 6526, legislation that will help expedite brownfield redevelopment in the city and throughout Connecticut. It supports the bill, however, with critical recommended deletions of subsection 17 (b) that would place counter-productive limits on the number and type of sites that could be considered for this program.

The Economic Development Corporation of New Haven (EDC) is a private not-for profit quasi public agency that works to enhance the business environment in New Haven through business retention as well as business attraction activities. The EDC has been a leader in facilitating public-private partnerships for Economic Development planning and land development opportunities in our city's growth areas of the Medical District and the Mill River Industrial Areas. The EDC works significantly with the City of New Haven's office of Economic Development and private landowners to assess and redevelop brownfields within these growth areas.

A brownfield condition continues to be an onerous hurdle for most urban redevelopers, and the majority of our remaining developable sites have some level of contamination and/or urban fill conditions that require costly land preparatory work in order to develop. Due to New Haven's increasing desirability to relocate and grow business, and the State's interest in developing sites along Smart Growth principals such as increased density in the urban core and development along transportation corridors, there is increased need to make these sites as appealing to developers as Greenfield sites in the remainder of the State.

Thusfar, there have been developers that will consider the value of working with these sites, especially as there have been dedicated funding streams to alleviate these significant up-front costs. As public funding has diminished, the City will find that private developers will be less inclined to take financial risks, especially given the additional bureaucratic requirements and delays associated with the Transfer Act and the potential liabilities that might arise from unforeseen site conditions.

Provisions in An Act Concerning Brownfield Remediation and Development as an Economic Driver, outlined in Section 17 of the bill, would incentivize developers to address site cleanup more readily as it alleviates some of the hurdles that a developer currently faces. A Department of Environmental